

**Planning Board
Public Hearing on the
Residences at Quail Ridge (RQR) Access
Statement of Facts**

RQR Application Itself

Original RQR application specified full access from
Skyline Drive, Hazelnut St, and Palmer Lane
This meets town bylaws and the Planning Board's Rules and Regulations

The Planning Board in its Original Decision approved the RQR with two accesses to
Acorn Park.

This supplemental hearing is to solely determine the access into / out of the RQR
Development, and to see if another access arrangement is appropriate, or if
improvements in Acorn Park streets are appropriate or needed.

**Planning Board
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Acorn Park Neighborhood

Acorn Park residents have requested the planning board to restrict access to the RQR development from Palmer Lane and Hazelnut Street to being gated access entrances.

Some streets in Acorn Park are 20 foot wide

Residents say that children play in the streets

Some residents believe increased traffic volume from open access between RQR and Acorn Park will increase risk of traffic injuries

The supplemental hearing is to find out whether or not there is in fact an increased risk; and if there is an increased risk, how that measures up against the risks of not providing open access.

Distribution v. concentration of traffic

Queuing for access to Great Road

Reliability of emergency access

The recorded plan of Acorn Park at the Registry of Deeds shows street stubs at Palmer Lane and Hazelnut St for future access to neighboring developments

The street stubs visually appear as street stubs, not as cul-de-sacs, and go right to the property boundary

The streets and street stubs are public ways

The Planning Board's rules and regulations do NOT apply to the Acorn Park streets
They only apply to the application being considered.

The Planning Board can consider the adequacy of adjacent streets and can require improvements and changes if necessary.

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Planning Board

The planning board's job is to serve and protect the town, all its residents, both present and future, and to follow sound planning practice in all its decisions.

The planning board needs a supermajority on this supplemental decision in order to change the Original Decision.

That's 5 out of 7 votes in agreement.

If a planning board member misses more than one meeting, they are disqualified
Alternates are assigned to replace planning board members that are disqualified.

If a supermajority is not achieved, the Original Decision stands with full access at both Acorn Park entrances.

The planning board can restrict access in its decision, but must do so with careful consideration of the risk to the:

1. Town
2. Residents (all town residents) present and future.

Planning Board Public Hearing on RQR Access

The Planning Board wants to look at:

Traffic management regarding access to / from Great Road
Traffic impacts on Acorn Park Streets
Access / egress for residents of Quail Ridge
All with gated access versus full access at Palmer Lane and
Hazelnut Streets

Benefits and Risks of all options as they relate to the above.

The Remaining Options are:

1. Skyline Drive access with gated emergency access from Palmer Lane and/or Hazelnut Street.
An option if the planning board determines that gated access is a viable secondary access for RQR.
2. Skyline Drive access plus full access from Palmer Lane and/or Hazelnut Street.
As in the original application and approved in the Original Decision.
3. Skyline Drive access plus full access from Palmer Lane and/or Hazelnut Street with improvements in Acorn Park Streets.
An option if the planning board determines that gated access is NOT a viable secondary access for RQR, and that there are meaningful and proportionate improvement options in Acorn Park street.

Planning Board Public Hearing on QRCC Access

It is all about the Subdivision Rules and Regulations, section 8.1.19:

Rule 8.1.19 There shall be no more than 40 residential dwelling units on a SINGLE ACCESS STREET or series of STREETS having only one terminus onto a THROUGH STREET. To construct more than 40 dwelling units a secondary means of access, adequate in the opinion of the BOARD, shall be provided.